GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

IT, E&C Dept - Promotions Wing – Approval for allotment of 27.10 acres of land at IT Hill No 3, Madhurawada, Visakhapatnam to M/s K Raheja Corp Real Estate Private Limited for developing IT/ITeS office space and residential space, and consideration of the project under AP IT & GCC Policy 4.0 (2024-29) for extending incentives, towards a proposed investment of INR 2,172 Crores with potential to create 9,681 jobs – Orders – Issued.

INFORMATION TECHNOLOGY, ELECTRONICS AND COMMUNICATION [IT,E&C] (PROMOTIONS) DEPARTMENT

G.O.MS.No.56 **Date: 12.11.2025**

Read the following

1. G.O.Ms.No.9 ITE&C (Prom Wing) Dept., Date: 12.12.2024.
2. G.O.Ms.No.32 ITE&C (Prom Wing) Dept ., Date: 16.08.2025
3. The proposal of M/s K Raheja Corp Real Estate Private Limited
4. NF.No. APEDB-11/137/2025-INT PRM-APEDB
5. Minutes of State Investment Promotion Committee Meeting, Date: 4th November 2025
6. Minutes of State Investment Promotion Board Meeting, Date: 7th November 2025

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ORDER:

Post bifurcation of Andhra Pradesh, Visakhapatnam has been prioritized as the State's primary IT and GCC hub to attract marquee investments and create large-scale employment. In the reference 1, to accelerate this development, the Government issued AP IT & GCC Policy (4.0) 2024–29, offering various incentives.

2. In the reference 2, the Government issued Andhra Pradesh Land Incentive For Tech Hubs (LIFT) Policy (4.0) 2024-29, offering land at nominal price to globally ranked IT & GCC firms and IT infrastructure developers.

3. In the reference 3, M/s K Raheja Corp Real Estate Private Limited submitted a proposal for developing IT / ITES Space & Residential space in Visakhapatnam with an investment of INR 2,172.26 Cr., potentially creating 9,681 jobs.

4. Accordingly, the Andhra Pradesh Economic Development Board (APEDB) after evaluating, recommended the proposal to the Consultative Committee on Information Technology and Electronics Industry (CCITEI) meeting held on 14.09.2025. The CCITEI forwarded the proposal to the SIPC (State Investment Promotion Committee) meeting held on 4.11.2025 and SIPC approved the same to be placed before SIPB.

5. Accordingly, the proposal was placed before the SIPB (State Investment Promotion Board) meeting which was held on 07.11.2025. The SIPB based on the recommendations from SIPC decided as follows:

(P.T.O)

A. *Recommended for allotment of 27.10 acres of plottable land at Hill No.3, Madhurawada, Visakhapatnam, to M/s K Raheja Corp Real Estate Pvt Ltd under Andhra Pradesh Land Incentive for Tech Hubs (LIFT) Policy (4.0) 2024-29, at a cost of INR 0.99. This allotment is made against the condition that the company commit 15,000 jobs.*

B. *Administrative sanctions are accorded, and APIIC is directed to develop the infrastructure, i.e., the road with at least 18 mtr or 24 mtr (based on the feasibility), and ITE&C Department to extend the capital for this request to the tune of INR 91.2 Cr. towards road, water, power and other necessary infrastructure.*

C. *Revenue dept is directed to handover the possession of land and alienate 12.00 acres of land at Sy.No 407, Madhurawada, and directed APIIC for further allotment to this company.*

D. *Allowing the company for mixed development of land up to 45%.*

E. *All other incentives are as per AP IT & GCC policy (4.0) 2024-29 under IT Campus developer category.*

7. The Government after careful examination of the proposal and keeping in the view the recommendations of the SIPB and the Council of Honourable Ministers, hereby approves the allotment of 27.10 acres of plottable land at Hill No.3, Madhurawada, Visakhapatnam, to M/s K Raheja Corp Real Estate Pvt Ltd, under Andhra Pradesh Land Incentive for Tech Hubs (LIFT) Policy (4.0) 2024-29, at a cost of INR 0.99. The allotment is made against the condition that the company creates 15,000 jobs. APIIC is directed to develop the infrastructure, that is, a road with at least 18 meters or 24 meters, based on feasibility and the IT, E & C department is required to extend the capital for this request to the tune of INR 91.2 Crores towards road, water, power and other necessary infrastructure. Administrative sanctions are accorded for the same. The Revenue department is directed to handover the possession of land and alienate 12.00 acres of land at Sy.No 407, Madhurawada to APIIC. And APIIC is directed to further allot the land to the company. The approval is accorded for allowing mixed development of land up to 45%. The project shall be eligible for all other incentives as per AP IT & GCC policy (4.0) 2024-29, under IT Campus developer category.
8. The MD, APTS and the VC& MD, APIIC, Mangalagiri, shall take necessary action.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

BHASKAR KATAMNENI
SECRETARY TO GOVERNMENT

To
M/s. K Raheja Corp Real Estate Private Limited
The Special Chief Secretary to Government, Revenue (CT) Department

The Principal Secretary to Government, Finance Department
The Principal Secretary to Government, Energy, I&I Department
The Principal Secretary to Government, MA&UD Department
The Secretary to Govt., Industries and Commerce Dept.
The VC&MD, APIIC Ltd, Mangalagiri.
The Director, Industries department, Andhra Pradesh
The Collector and District Magistrate, Visakhapatnam District.
The CEO, Andhra Pradesh Economic Development Board
The MD, APTS, Vijayawada
The Commissioner, GVMC, Visakhapatnam.
The Commissioner, VMRDA, Visakhapatnam.
The VC&MD, VUDA, Visakhapatnam.
The CMD, APEPDCL, Visakhapatnam

Copy to:

The OSD to Hon'ble Minister for Information Technology, Andhra Pradesh
The DC, VSEZ, Visakhapatnam
The PS to Principal Secretary to Hon'ble Chief Minister
The Director, Airport Authority, Visakhapatnam
The LET & F (Employment) Department.
The Law (B) Department
The GM, DIC, Visakhapatnam
The ZM, APIIC, Visakhapatnam
The ZM, APIIC, Special Projects Zone, Visakhapatnam.
The P.S. to Secretary to Government, Industries and Commerce dept.
The P.S. to Secretary/Special Secretary to Government, IT, E&C Department
SC/SF

// FORWARDED: BY ORDER //

SECTION OFFICER